



CHERRY TREES, MOOR ROAD  
Bellerby, Leyburn



---

# CHERRY TREES, MOOR ROAD

Bellerby, Leyburn, DL8 5QY

A charming and spacious semi-detached family home offering versatile accommodation, character features and delightful countryside outlook.

The property includes a welcoming dining room, a characterful living room with wood-burning stove, a well-equipped kitchen with island, and a bright garden room opening onto the rear garden. To the first floor, there are five bedrooms, a family bathroom and separate shower room.

Externally, there is a substantial gated driveway, a garage and attractive mature gardens backing onto open farmland, with a becks side patio area from which to enjoy the views.



**GSC GRAYS**

PROPERTY • ESTATES • LAND

5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

01748 829217

[agency@gscgrays.co.uk](mailto:agency@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

---

## Situation and Amenities

Bellerby is a picturesque village in Wensleydale, on the edge of The Yorkshire Dales National Park, with a traditional public house, church and a village hall with playing fields.

The nearby market town of Leyburn is 1.5 miles away and boasts a variety of independent shops, Co-operative supermarket, weekly local market, several hotels, restaurants and public houses, as well as the well renowned Tenants Auctioneers.

Bellerby is well-located with good access to the A1 (M) and a mainline railway station at Northallerton for commuting across the region.





### Accommodation

The main front door leads into an entrance porch, which has an arched window to the front, a tiled floor and a door opening into the large dining room, which also has a window to the front along with stairs to the first floor and access to the living room and kitchen.

The living room is a warm family space with exposed beams, a bow window to the front, a central fireplace with wood-burning stove and a quarry tiled hearth with brick surround and timber mantelpiece. Double doors from here lead into the garden room.

The kitchen has a central island with drawers and cupboards, a full range of units and full-height sliding larders. Integrated appliances include a Neff oven with combi microwave oven above, fridge freezer, full-height freezer, induction hob with extractor fan over, dishwasher and a washer dryer. There is also a one and a half bowl stainless steel sink and draining unit, cloak storage, a window to the side and a glazed door leading out to the garden and providing views of the farmland beyond. A door leads through to the under-stairs larder, which is shelved, with a further door to the ground floor w.c.



The garden room links seamlessly with the kitchen and provides a warm, sociable and family-friendly space with bi-fold doors leading out to the garden. There are also two Velux windows, letting in plenty of natural sunlight.

The first floor landing gives access to five bedrooms, two to the front, two to the rear and one to the side which is dual aspect. Both front bedrooms are good-sized doubles, one of which has a storage cupboard. To the rear of the property, there is a single bedroom which could also be used as a study, along with an additional single bedroom with fitted wardrobes and storage.

The spacious family bathroom has storage units, vanity sink, mirrored cupboard, panelled bath with shower over, low-level w.c, heated towel radiator and a window to the side. There is an additional shower room with a corner shower, low-level w.c, hand wash basin and a heated towel radiator.

### Externally

The property is approached via a substantial gated driveway providing parking for multiple vehicles, complemented by mature planting, a rockery, established trees, shrubs and a stone wall.

The garage has an up-and-over door to the front and a courtesy door to the side.

To the rear, the garden is mainly laid to lawn and enjoys a lovely backdrop, with mature planting, shrubs, a patio, potting shed and a becks side patio area to enjoy the views over farmland.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

### Local Authority

North Yorkshire Council. Council tax band E.

### Agents Note

Please be advised that under the Estate Agents Act 1979, Section 21, we are obliged to inform interested parties that the Vendor is related to a member of staff of GSC Grays.

We are aware of historical surface water flooding in the village of Bellerby and whilst this was categorised as a 1 in a 100 event across the Dales our clients have taken appropriate advice and have carried out all the recommended preventative measures as advised by flood risk analysis professionals. Further information is available via the agents or from our owners at a viewing.

### Services

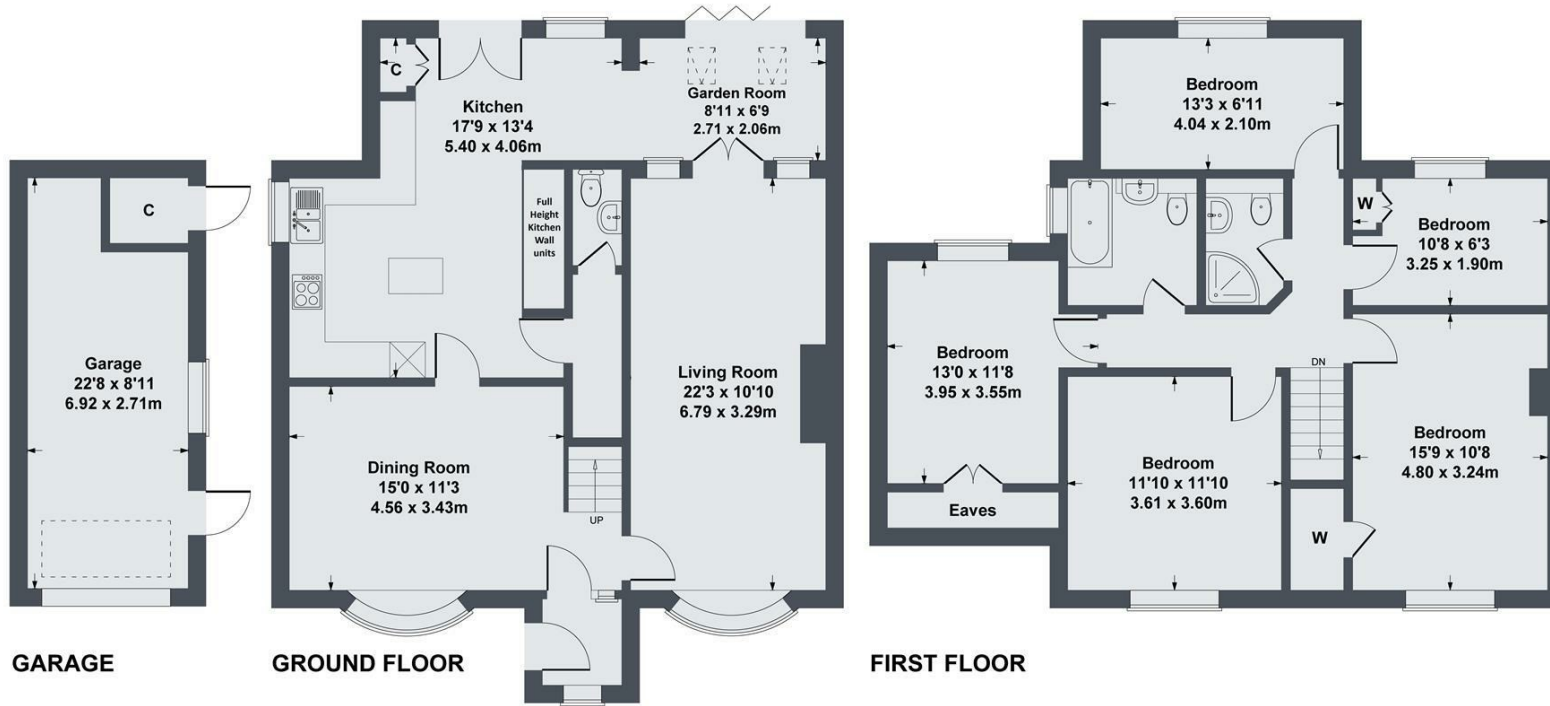
Mains electricity, gas, water and drainage.

### Particulars and Photographs

Particulars prepared and photographs taken May 2026.

# Cherry Trees, Moor Road, Bellerby, DL8 5QY

Approximate Gross Internal Area  
1938 sq ft - 180 sq m

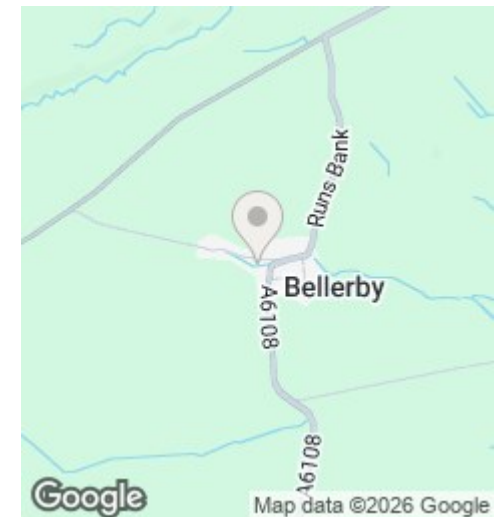


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**DISCLAIMER NOTICE:**

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.